

U.S. Census Bureau News
Joint Release
U.S. Department of Housing and Urban Development

U.S. Department of Commerce • Washington, D.C. 20233

FOR IMMEDIATE RELEASE WEDNESDAY, DECEMBER 16, 2009 AT 8:30 A.M. EST

CB09-189

Erica Filipek or Stephen Cooper
Manufacturing and Construction Division
(301) 763-5160

NEW RESIDENTIAL CONSTRUCTION IN NOVEMBER 2009

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for November 2009:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in November were at a seasonally adjusted annual rate of 584,000. This is 6.0 percent ($\pm 1.6\%$) above the revised October rate of 551,000, but is 7.3 percent ($\pm 1.8\%$) below the November 2008 estimate of 630,000.

Single-family authorizations in November were at a rate of 473,000; this is 5.3 percent ($\pm 1.1\%$) above the revised October figure of 449,000. Authorizations of units in buildings with five units or more were at a rate of 86,000 in November.

HOUSING STARTS

Privately-owned housing starts in November were at a seasonally adjusted annual rate of 574,000. This is 8.9 percent ($\pm 10.2\%$)* above the revised October estimate of 527,000, but is 12.4 percent ($\pm 9.1\%$) below the November 2008 rate of 655,000.

Single-family housing starts in November were at a rate of 482,000; this is 2.1 percent ($\pm 9.2\%$)* above the revised October figure of 472,000. The November rate for units in buildings with five units or more was 83,000.

HOUSING COMPLETIONS

Privately-owned housing completions in November were at a seasonally adjusted annual rate of 810,000. This is 8.7 percent ($\pm 13.7\%$)* above the revised October estimate of 745,000, but is 25.3 percent ($\pm 10.1\%$) below the November 2008 rate of 1,084,000.

Single-family housing completions in November were at a rate of 524,000; this is unchanged ($\pm 11.7\%$)* compared with the revised October figure. The November rate for units in buildings with five units or more was 270,000.

New Residential Construction data for December 2009 will be released on Wednesday, January 20, 2010, at 8:30 A.M. EST.

Our Internet site is: <http://www.census.gov/newresconst>

EXPLANATORY NOTES

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take 3 months to establish an underlying trend for building permit authorizations, 4 months for total starts, and 5 months for total completions. The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated relative standard errors of the most recent data are shown in the tables. Whenever a statement such as "2.5 percent ($\pm 3.2\%$) above" appears in the text, this indicates the range (-0.7 to +5.7 percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range does not contain zero, the change is statistically significant. If it does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. The same policies apply to the confidence intervals for percent changes shown in the tables. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised about two percent or less. Explanations of confidence intervals and sampling variability can be found on our web site listed above.

* 90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

Table 1. New Privately-Owned Housing Units Authorized in Permit-Issuing Places

[Thousands of units. Detail may not add to total because of rounding]

| Period | United States | | | | Northeast | | Midwest | | South | | West | |
|--|---------------|-----------------------|---------------|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | Total | In structures with -- | | | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Seasonally adjusted annual rate | | | | | | | | | | | | |
| 2008: November | 630 | 422 | 21 | 187 | 72 | 47 | 98 | 74 | 306 | 215 | 154 | 86 |
| December | 564 | 370 | 20 | 174 | 60 | 42 | 85 | 54 | 302 | 199 | 117 | 75 |
| 2009: January | 531 | 342 | 20 | 169 | 58 | 41 | 83 | 49 | 274 | 187 | 116 | 65 |
| February | 550 | 381 | 17 | 152 | 71 | 37 | 85 | 69 | 293 | 209 | 101 | 66 |
| March | 511 | 360 | 20 | 131 | 56 | 35 | 83 | 58 | 266 | 200 | 106 | 67 |
| April | 498 | 378 | 18 | 102 | 53 | 37 | 79 | 62 | 260 | 199 | 106 | 80 |
| May | 518 | 406 | 18 | 94 | 56 | 41 | 88 | 72 | 266 | 208 | 108 | 85 |
| June | 570 | 433 | 23 | 114 | 58 | 41 | 92 | 73 | 305 | 232 | 115 | 87 |
| July | 564 | 463 | 18 | 83 | 56 | 44 | 105 | 77 | 277 | 245 | 126 | 97 |
| August | 580 | 464 | 19 | 97 | 62 | 43 | 100 | 81 | 297 | 243 | 121 | 97 |
| September | 575 | 452 | 19 | 104 | 64 | 46 | 99 | 73 | 292 | 239 | 120 | 94 |
| October ^f | 551 | 449 | 16 | 86 | 64 | 47 | 104 | 73 | 272 | 234 | 111 | 95 |
| November^p | 584 | 473 | 25 | 86 | 67 | 50 | 102 | 75 | 301 | 248 | 114 | 100 |
| Average RSE (%) ¹ | 1 | 1 | 9 | 3 | 3 | 4 | 4 | 2 | 1 | 1 | 3 | 2 |
| Percent Change: | | | | | | | | | | | | |
| <i>November 2009 from October 2009</i> | 6.0% | 5.3% | 56.3% | 0.0% | 4.7% | 6.4% | -1.9% | 2.7% | 10.7% | 6.0% | 2.7% | 5.3% |
| <i>90% Confidence Interval³</i> | ± 1.6 | ± 1.1 | ± 17.7 | ± 3.7 | ± 3.9 | ± 4.6 | ± 6.9 | ± 8.1 | ± 1.5 | ± 1.7 | ± 2.0 | ± 2.2 |
| <i>November 2009 from November 2008</i> | -7.3% | 12.1% | 19.0% | -54.0% | -6.9% | 6.4% | 4.1% | 1.4% | -1.6% | 15.3% | -26.0% | 16.3% |
| <i>90% Confidence Interval³</i> | ± 1.8 | ± 1.2 | ± 17.2 | ± 1.7 | ± 4.8 | ± 5.7 | ± 7.9 | ± 9.3 | ± 1.2 | ± 1.3 | ± 3.0 | ± 3.3 |
| Not seasonally adjusted | | | | | | | | | | | | |
| 2007 | 1,398.4 | 979.9 | 59.6 | 359.0 | 150.6 | 83.7 | 211.7 | 153.8 | 692.2 | 507.5 | 343.9 | 234.9 |
| 2008 | 905.4 | 575.6 | 34.4 | 295.4 | 119.0 | 58.0 | 137.7 | 93.2 | 451.9 | 304.3 | 196.7 | 120.0 |
| RSE (%) | (X) | (X) | (X) | (X) | (X) | (X) | (X) | (X) | (X) | (X) | (X) | (X) |
| 2008: Year to Date ² | 850.9 | 545.0 | 30.9 | 274.9 | 112.3 | 53.0 | 132.2 | 91.2 | 419.9 | 285.7 | 186.6 | 115.2 |
| 2009: Year to Date ² | 523.2 | 401.0 | 18.2 | 104.0 | 58.4 | 40.0 | 89.7 | 69.1 | 268.1 | 210.6 | 107.0 | 81.4 |
| RSE (%) | 1 | 1 | 4 | (Z) | 2 | 2 | 2 | 2 | 1 | 1 | 2 | 2 |
| Year to Date Percent Change⁴ | -38.5% | -26.4% | -41.1% | -62.2% | -48.0% | -24.6% | -32.2% | -24.2% | -36.1% | -26.3% | -42.6% | -29.3% |
| <i>90% Confidence Interval³</i> | ± 1.0 | ± 1.2 | ± 4.9 | ± 1.0 | ± 2.8 | ± 3.4 | ± 2.2 | ± 2.5 | ± 0.5 | ± 0.6 | ± 2.0 | ± 2.3 |
| 2008: November | 41.5 | 26.2 | 1.5 | 13.8 | 5.0 | 3.1 | 7.3 | 4.9 | 19.3 | 13.1 | 9.9 | 5.1 |
| December | 41.2 | 24.6 | 1.5 | 15.1 | 4.7 | 2.9 | 5.5 | 3.2 | 22.4 | 13.5 | 8.6 | 5.0 |
| 2009: January | 36.3 | 21.8 | 1.4 | 13.1 | 3.5 | 2.4 | 4.3 | 2.3 | 20.4 | 13.0 | 8.0 | 4.1 |
| February | 38.0 | 25.9 | 1.2 | 10.8 | 4.0 | 2.0 | 4.5 | 3.4 | 22.1 | 16.1 | 7.3 | 4.5 |
| March | 44.0 | 32.3 | 1.8 | 10.0 | 4.3 | 2.9 | 6.7 | 4.7 | 24.0 | 18.7 | 8.9 | 6.0 |
| April | 46.5 | 37.3 | 1.6 | 7.7 | 5.0 | 3.6 | 7.8 | 6.5 | 23.9 | 19.3 | 9.8 | 7.9 |
| May | 48.2 | 38.8 | 1.6 | 7.7 | 5.1 | 3.9 | 8.8 | 7.6 | 24.3 | 19.3 | 10.0 | 8.1 |
| June | 59.5 | 46.2 | 2.3 | 11.0 | 6.5 | 4.4 | 10.3 | 8.2 | 30.8 | 23.8 | 12.0 | 9.8 |
| July | 54.7 | 46.1 | 1.6 | 6.9 | 5.8 | 4.5 | 10.7 | 8.3 | 26.2 | 23.6 | 12.0 | 9.7 |
| August | 52.4 | 42.2 | 1.6 | 8.6 | 5.8 | 4.1 | 9.4 | 7.8 | 26.8 | 21.6 | 10.4 | 8.6 |
| September | 51.3 | 40.0 | 1.7 | 9.6 | 5.9 | 4.3 | 9.9 | 7.4 | 24.9 | 20.2 | 10.6 | 8.2 |
| October ^f | 46.5 | 37.9 | 1.2 | 7.4 | 5.7 | 4.3 | 9.8 | 7.3 | 21.8 | 18.7 | 9.3 | 7.6 |
| November^p | 40.2 | 31.7 | 2.0 | 6.5 | 5.0 | 3.6 | 7.7 | 5.6 | 20.1 | 16.3 | 7.5 | 6.2 |
| Average RSE (%) ¹ | 1 | 1 | 9 | 3 | 3 | 4 | 4 | 2 | 1 | 1 | 3 | 2 |

^pPreliminary. ^fRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Relative standard error is less than 0.5 percent.

¹Average RSE for the latest 6-month period.

²Reflects revisions not distributed to months.

³See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

⁴Computed using unrounded data.

Table 2. New Privately-Owned Housing Units Authorized, but Not Started, at End of Period

[Not seasonally adjusted. Thousands of units. Detail may not add to total because of rounding]

| Period | United States | | | | Northeast | | Midwest | | South | | West | |
|--|---------------|-----------------------|---------------|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | Total | In structures with -- | | | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| 2008: November | 118.3 | 65.4 | 4.9 | 47.9 | 12.0 | 6.4 | 13.5 | 6.8 | 56.4 | 36.1 | 36.4 | 16.1 |
| December | 116.6 | 64.6 | 4.1 | 47.8 | 12.2 | 6.4 | 13.4 | 6.3 | 56.4 | 35.5 | 34.6 | 16.4 |
| 2009: January | 118.1 | 62.2 | 5.6 | 50.2 | 13.4 | 7.2 | 14.3 | 6.2 | 58.1 | 33.9 | 32.4 | 14.9 |
| February | 112.9 | 61.5 | 5.9 | 45.6 | 13.7 | 7.5 | 13.4 | 6.9 | 54.5 | 33.0 | 31.4 | 14.0 |
| March | 106.4 | 60.7 | 4.2 | 41.5 | 12.1 | 6.3 | 11.4 | 7.1 | 51.1 | 33.3 | 31.8 | 14.1 |
| April | 109.1 | 64.0 | 4.1 | 41.0 | 12.4 | 6.5 | 12.3 | 8.0 | 53.7 | 34.5 | 30.8 | 15.1 |
| May | 102.9 | 63.1 | 4.2 | 35.6 | 11.6 | 6.4 | 13.2 | 8.3 | 51.4 | 34.2 | 26.7 | 14.3 |
| June | 103.2 | 61.9 | 4.8 | 36.5 | 10.6 | 6.0 | 12.5 | 7.6 | 53.7 | 34.6 | 26.3 | 13.8 |
| July | 99.9 | 60.9 | 3.4 | 35.6 | 9.6 | 5.3 | 12.0 | 7.7 | 52.8 | 35.5 | 25.6 | 12.5 |
| August | 97.1 | 59.1 | 3.4 | 34.5 | 8.7 | 5.0 | 10.8 | 7.1 | 53.5 | 36.0 | 24.0 | 11.0 |
| September ^f | 91.6 | 55.1 | 3.4 | 33.1 | 8.8 | 5.0 | 10.3 | 6.4 | 50.8 | 33.4 | 21.7 | 10.3 |
| October ^f | 91.6 | 53.6 | 4.3 | 33.6 | 8.9 | 5.2 | 11.0 | 6.4 | 50.1 | 32.1 | 21.5 | 10.0 |
| November^p | 87.6 | 50.2 | 4.2 | 33.3 | 9.0 | 5.5 | 10.4 | 5.9 | 47.4 | 29.6 | 20.9 | 9.3 |
| Average RSE (%) ¹ | 6 | 7 | 20 | 9 | 16 | 20 | 11 | 10 | 8 | 10 | 14 | 18 |
| Percent Change:² | | | | | | | | | | | | |
| <i>November 2009 from October 2009</i> | -4.3% | -6.4% | -2.8% | -1.1% | 0.2% | 4.4% | -5.7% | -7.0% | -5.3% | -7.9% | -3.0% | -7.0% |
| <i>90% Confidence Interval³</i> | ± 2.7 | ± 3.7 | ± 11.1 | ± 3.4 | ± 10.7 | ± 16.8 | ± 9.9 | ± 14.0 | ± 3.6 | ± 4.7 | ± 5.3 | ± 9.3 |
| <i>November 2009 from November 2008</i> | -25.9% | -23.3% | -15.2% | -30.6% | -25.2% | -14.6% | -23.5% | -12.8% | -15.9% | -18.2% | -42.5% | -42.5% |
| <i>90% Confidence Interval³</i> | ± 5.1 | ± 5.6 | ± 29.8 | ± 9.2 | ± 11.4 | ± 20.5 | ± 14.3 | ± 19.4 | ± 9.2 | ± 8.1 | ± 7.8 | ± 9.0 |

^pPreliminary. ^fRevised. RSE Relative Standard Error.¹Average RSE for the latest 6-month period.²Computed using unrounded data.³See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

Note: These data represent the number of housing units authorized in all months up to and including the last day of the reporting period and not started as of that date without regard to the months of original permit issuance. Cancelled, abandoned, expired, and revoked permits are excluded.

Table 3. New Privately-Owned Housing Units Started

[Thousands of units. Detail may not add to total because of rounding]

| Period | United States | | | | Northeast | | Midwest | | South | | West | |
|--|---------------|-----------------------|---------------|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | Total | In structures with -- | | | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Seasonally adjusted annual rate | | | | | | | | | | | | |
| 2008: November | 655 | 457 | (S) | 180 | 56 | 41 | 107 | 88 | 355 | 233 | 137 | 95 |
| December | 556 | 393 | (S) | 154 | 63 | 51 | 76 | 60 | 283 | 202 | 134 | 80 |
| 2009: January | 488 | 357 | (S) | 118 | 38 | 28 | 58 | 46 | 254 | 200 | 138 | 83 |
| February | 574 | 357 | (S) | 204 | 62 | 37 | 93 | 54 | 306 | 205 | 113 | 61 |
| March | 521 | 361 | (S) | 129 | 69 | 44 | 98 | 58 | 274 | 195 | 80 | 64 |
| April | 479 | 388 | (S) | 80 | 50 | 40 | 84 | 66 | 231 | 198 | 114 | 84 |
| May | 551 | 409 | (S) | 133 | 59 | 36 | 79 | 71 | 276 | 210 | 137 | 92 |
| June | 590 | 478 | (S) | 101 | 81 | 48 | 107 | 88 | 276 | 238 | 126 | 104 |
| July | 593 | 506 | (S) | 72 | 63 | 55 | 112 | 89 | 291 | 251 | 127 | 111 |
| August | 581 | 481 | (S) | 94 | 70 | 46 | 106 | 87 | 279 | 236 | 126 | 112 |
| September ^f | 586 | 508 | (S) | 69 | 66 | 51 | 104 | 84 | 298 | 272 | 118 | 101 |
| October ^f | 527 | 472 | (S) | 51 | 55 | 47 | 101 | 81 | 268 | 252 | 103 | 92 |
| November^p | 574 | 482 | (S) | 83 | 64 | 46 | 104 | 76 | 301 | 263 | 105 | 97 |
| Average RSE (%) ¹ | 4 | 4 | (X) | 16 | 10 | 11 | 8 | 7 | 6 | 6 | 8 | 7 |
| Percent Change: | | | | | | | | | | | | |
| <i>November 2009 from October 2009</i> | <i>8.9%</i> | <i>2.1%</i> | <i>(S)</i> | <i>62.7%</i> | <i>16.4%</i> | <i>-2.1%</i> | <i>3.0%</i> | <i>-6.2%</i> | <i>12.3%</i> | <i>4.4%</i> | <i>1.9%</i> | <i>5.4%</i> |
| <i>90% Confidence Interval²</i> | <i>±10.2</i> | <i>±9.2</i> | <i>(X)</i> | <i>±52.2</i> | <i>±29.3</i> | <i>±27.6</i> | <i>±17.1</i> | <i>±12.9</i> | <i>±15.2</i> | <i>±13.7</i> | <i>±22.7</i> | <i>±23.5</i> |
| <i>November 2009 from November 2008</i> | <i>-12.4%</i> | <i>5.5%</i> | <i>(S)</i> | <i>-53.9%</i> | <i>14.3%</i> | <i>12.2%</i> | <i>-2.8%</i> | <i>-13.6%</i> | <i>-15.2%</i> | <i>12.9%</i> | <i>-23.4%</i> | <i>2.1%</i> |
| <i>90% Confidence Interval²</i> | <i>±9.1</i> | <i>±10.6</i> | <i>(X)</i> | <i>±16.1</i> | <i>±46.6</i> | <i>±45.2</i> | <i>±25.7</i> | <i>±22.0</i> | <i>±12.8</i> | <i>±16.7</i> | <i>±19.9</i> | <i>±36.5</i> |
| Not seasonally adjusted | | | | | | | | | | | | |
| 2007 | 1,355.0 | 1,046.0 | 31.7 | 277.3 | 142.9 | 93.0 | 210.1 | 171.1 | 681.1 | 539.5 | 320.9 | 242.4 |
| 2008 | 905.5 | 622.0 | 17.5 | 266.0 | 121.0 | 62.7 | 134.9 | 102.3 | 453.4 | 323.7 | 196.2 | 133.3 |
| RSE (%) | 1 | 1 | 10 | 3 | 3 | 3 | 2 | 2 | 2 | 2 | 2 | 2 |
| 2008: Year to Date | 867.8 | 595.9 | 16.9 | 255.0 | 116.5 | 59.0 | 130.2 | 98.7 | 433.9 | 310.0 | 187.2 | 128.2 |
| 2009: Year to Date | 517.7 | 414.4 | 10.6 | 92.7 | 57.9 | 41.0 | 91.6 | 71.4 | 258.8 | 215.6 | 109.4 | 86.4 |
| RSE (%) | 1 | 1 | 14 | 4 | 3 | 3 | 3 | 3 | 2 | 2 | 2 | 2 |
| <i>Year to Date Percent Change³</i> | <i>-40.3%</i> | <i>-30.5%</i> | <i>-37.2%</i> | <i>-63.7%</i> | <i>-50.3%</i> | <i>-30.6%</i> | <i>-29.6%</i> | <i>-27.6%</i> | <i>-40.4%</i> | <i>-30.4%</i> | <i>-41.6%</i> | <i>-32.6%</i> |
| <i>90% Confidence Interval²</i> | <i>±1.3</i> | <i>±1.4</i> | <i>±15.8</i> | <i>±3.4</i> | <i>±2.3</i> | <i>±4.1</i> | <i>±3.8</i> | <i>±3.2</i> | <i>±2.0</i> | <i>±2.0</i> | <i>±2.5</i> | <i>±3.0</i> |
| 2008: November | 47.5 | 31.3 | 1.5 | 14.8 | 4.3 | 3.1 | 8.0 | 6.4 | 25.3 | 15.2 | 9.9 | 6.5 |
| December | 37.7 | 26.1 | 0.6 | 11.0 | 4.5 | 3.6 | 4.8 | 3.6 | 19.5 | 13.7 | 9.0 | 5.2 |
| 2009: January | 31.9 | 22.7 | 0.9 | 8.3 | 2.2 | 1.5 | 2.8 | 2.0 | 17.7 | 13.9 | 9.2 | 5.3 |
| February | 39.8 | 24.6 | 0.9 | 14.3 | 3.6 | 1.8 | 5.4 | 2.7 | 22.8 | 15.8 | 8.0 | 4.3 |
| March | 42.7 | 31.0 | 2.3 | 9.5 | 5.3 | 3.4 | 7.3 | 4.4 | 23.4 | 17.6 | 6.7 | 5.5 |
| April | 42.5 | 35.0 | 0.9 | 6.6 | 4.5 | 3.7 | 7.5 | 6.0 | 20.5 | 17.8 | 10.0 | 7.5 |
| May | 52.2 | 39.5 | 0.8 | 11.9 | 5.7 | 3.6 | 8.2 | 7.5 | 25.2 | 19.4 | 13.1 | 9.1 |
| June | 59.1 | 49.2 | 1.0 | 8.9 | 8.1 | 5.1 | 11.7 | 10.1 | 27.1 | 23.8 | 12.2 | 10.2 |
| July | 56.8 | 49.3 | 1.3 | 6.2 | 6.1 | 5.4 | 11.2 | 9.2 | 27.0 | 23.6 | 12.4 | 11.1 |
| August | 52.9 | 43.4 | 0.6 | 8.9 | 6.5 | 4.2 | 9.9 | 8.1 | 24.9 | 20.8 | 11.7 | 10.3 |
| September ^f | 52.6 | 45.6 | 0.8 | 6.2 | 5.8 | 4.4 | 9.9 | 8.2 | 26.8 | 24.4 | 10.1 | 8.6 |
| October ^f | 44.9 | 39.6 | 0.4 | 5.0 | 5.1 | 4.3 | 9.6 | 7.7 | 21.7 | 20.2 | 8.5 | 7.5 |
| November^p | 42.2 | 34.4 | 0.7 | 7.1 | 5.0 | 3.5 | 8.0 | 5.6 | 21.6 | 18.4 | 7.6 | 6.9 |
| Average RSE (%) ¹ | 4 | 4 | 40 | 16 | 10 | 11 | 8 | 7 | 6 | 6 | 8 | 7 |

^pPreliminary. ^rRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable.

¹Average RSE for the latest 6-month period.

²See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

³Computed using unrounded data.

Table 4. New Privately-Owned Housing Units Under Construction at End of Period

[Thousands of units. Detail may not add to total because of rounding]

| Period | United States | | | | Northeast | | Midwest | | South | | West | |
|--|---------------|-----------------------|--------------|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | Total | In structures with -- | | | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Seasonally adjusted | | | | | | | | | | | | |
| 2008: November | 842 | 416 | (S) | 407 | 162 | 56 | 111 | 72 | 346 | 180 | 223 | 108 |
| December | 803 | 397 | (S) | 388 | 159 | 55 | 106 | 71 | 324 | 169 | 214 | 102 |
| 2009: January | 779 | 381 | (S) | 380 | 156 | 55 | 101 | 68 | 312 | 160 | 210 | 98 |
| February | 755 | 367 | (S) | 370 | 154 | 55 | 100 | 66 | 302 | 153 | 199 | 93 |
| March | 719 | 347 | (S) | 353 | 149 | 54 | 95 | 61 | 288 | 146 | 187 | 86 |
| April | 680 | 330 | (S) | 332 | 140 | 51 | 91 | 59 | 270 | 137 | 179 | 83 |
| May | 650 | 318 | (S) | 315 | 136 | 49 | 86 | 57 | 257 | 132 | 171 | 80 |
| June | 630 | 315 | (S) | 298 | 133 | 50 | 86 | 57 | 245 | 130 | 166 | 78 |
| July | 610 | 316 | (S) | 278 | 129 | 49 | 86 | 58 | 238 | 132 | 157 | 77 |
| August | 589 | 311 | (S) | 263 | 127 | 48 | 84 | 57 | 224 | 129 | 154 | 77 |
| September ^f | 578 | 314 | (S) | 250 | 125 | 48 | 84 | 58 | 220 | 132 | 149 | 76 |
| October ^f | 558 | 309 | (S) | 236 | 123 | 47 | 85 | 59 | 210 | 130 | 140 | 73 |
| November^p | 540 | 304 | (S) | 223 | 119 | 46 | 84 | 58 | 204 | 130 | 133 | 70 |
| Average RSE (%) ¹ | 3 | 4 | (X) | 4 | 6 | 10 | 7 | 8 | 4 | 5 | 7 | 9 |
| Percent Change: | | | | | | | | | | | | |
| <i>November 2009 from October 2009</i> | -3.2% | -1.6% | (S) | -5.5% | -3.3% | -2.1% | -1.2% | -1.7% | -2.9% | 0.0% | -5.0% | -4.1% |
| <i>90% Confidence Interval²</i> | ± 1.2 | ± 1.3 | (X) | ± 1.9 | ± 2.7 | ± 2.5 | ± 2.4 | ± 2.2 | ± 2.2 | ± 2.5 | ± 2.2 | ± 3.5 |
| <i>November 2009 from November 2008</i> | -35.9% | -26.9% | (S) | -45.2% | -26.5% | -17.9% | -24.3% | -19.4% | -41.0% | -27.8% | -40.4% | -35.2% |
| <i>90% Confidence Interval²</i> | ± 2.1 | ± 2.5 | (X) | ± 3.3 | ± 4.7 | ± 7.4 | ± 5.9 | ± 5.8 | ± 3.7 | ± 4.0 | ± 3.8 | ± 6.7 |
| Not seasonally adjusted | | | | | | | | | | | | |
| 2008: November | 845.8 | 417.3 | 19.4 | 409.1 | 163.5 | 56.7 | 113.5 | 74.2 | 345.4 | 178.6 | 223.4 | 107.8 |
| December | 780.9 | 377.3 | 17.9 | 385.8 | 157.3 | 54.0 | 103.9 | 69.0 | 311.6 | 157.9 | 208.1 | 96.5 |
| 2009: January | 754.9 | 360.4 | 18.2 | 376.3 | 152.8 | 52.4 | 97.2 | 64.5 | 301.2 | 150.8 | 203.7 | 92.8 |
| February | 731.3 | 346.3 | 18.1 | 367.0 | 149.1 | 51.1 | 94.3 | 60.4 | 293.7 | 146.0 | 194.2 | 88.7 |
| March | 701.6 | 331.4 | 18.8 | 351.4 | 145.6 | 50.6 | 89.7 | 56.2 | 283.4 | 141.8 | 182.7 | 82.7 |
| April | 672.9 | 323.6 | 17.7 | 331.5 | 138.2 | 49.5 | 87.9 | 55.6 | 269.8 | 137.1 | 177.0 | 81.4 |
| May | 654.2 | 320.0 | 17.2 | 317.0 | 136.6 | 49.0 | 85.7 | 56.1 | 259.9 | 133.9 | 172.0 | 81.0 |
| June | 640.2 | 323.7 | 17.1 | 299.4 | 133.7 | 50.5 | 88.4 | 58.8 | 249.7 | 134.0 | 168.5 | 80.4 |
| July | 626.6 | 330.4 | 16.6 | 279.7 | 130.8 | 50.6 | 90.1 | 61.8 | 243.9 | 136.9 | 161.8 | 81.0 |
| August | 605.7 | 327.3 | 15.1 | 263.3 | 129.8 | 50.5 | 88.0 | 60.9 | 230.1 | 134.8 | 157.7 | 81.2 |
| September ^f | 592.8 | 327.9 | 14.4 | 250.4 | 126.8 | 49.7 | 88.0 | 61.7 | 225.9 | 137.3 | 152.1 | 79.3 |
| October ^f | 570.7 | 319.2 | 13.4 | 238.2 | 124.7 | 48.0 | 89.0 | 62.4 | 214.5 | 133.8 | 142.5 | 75.1 |
| November^p | 544.2 | 306.7 | 12.7 | 224.8 | 120.4 | 47.0 | 85.4 | 59.4 | 204.6 | 130.1 | 133.8 | 70.1 |
| Average RSE (%) ¹ | 3 | 4 | 13 | 4 | 6 | 10 | 7 | 8 | 4 | 5 | 7 | 9 |

^pPreliminary. ^rRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable.

¹Average RSE for the latest 6-month period.

²See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

Table 5. New Privately-Owned Housing Units Completed

[Thousands of units. Detail may not add to total because of rounding]

| Period | United States | | | | Northeast | | Midwest | | South | | West | |
|--|---------------|-----------------------|---------------|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | Total | In structures with -- | | | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Seasonally adjusted annual rate | | | | | | | | | | | | |
| 2008: November | 1,084 | 761 | (S) | 302 | 110 | 66 | 179 | 122 | 522 | 391 | 273 | 182 |
| December | 1,028 | 687 | (S) | 320 | 116 | 62 | 132 | 93 | 514 | 358 | 266 | 174 |
| 2009: January | 778 | 564 | (S) | 207 | 87 | 48 | 120 | 95 | 389 | 297 | 182 | 124 |
| February | 828 | 534 | (S) | 280 | 104 | 51 | 118 | 96 | 385 | 269 | 221 | 118 |
| March | 833 | 547 | (S) | 271 | 73 | 57 | 121 | 101 | 426 | 262 | 213 | 127 |
| April | 846 | 539 | (S) | 292 | 143 | 60 | 119 | 86 | 404 | 281 | 180 | 112 |
| May | 812 | 492 | (S) | 309 | 81 | 51 | 121 | 83 | 413 | 258 | 197 | 100 |
| June | 794 | 506 | (S) | 277 | 104 | 40 | 118 | 85 | 389 | 260 | 183 | 121 |
| July | 785 | 490 | (S) | 281 | 102 | 59 | 115 | 78 | 370 | 236 | 198 | 117 |
| August | 785 | 507 | (S) | 262 | 65 | 43 | 126 | 97 | 437 | 256 | 157 | 111 |
| September ^f | 723 | 482 | (S) | 223 | 98 | 55 | 105 | 75 | 342 | 242 | 178 | 110 |
| October ^f | 745 | 524 | (S) | 205 | 91 | 60 | 94 | 77 | 364 | 255 | 196 | 132 |
| November^p | 810 | 524 | (S) | 270 | 111 | 49 | 127 | 87 | 383 | 253 | 189 | 135 |
| Average RSE (%) ¹ | 6 | 6 | (X) | 13 | 20 | 17 | 13 | 14 | 8 | 7 | 10 | 11 |
| Percent Change: | | | | | | | | | | | | |
| <i>November 2009 from October 2009</i> | <i>8.7%</i> | <i>0.0%</i> | <i>(S)</i> | <i>31.7%</i> | <i>22.0%</i> | <i>-18.3%</i> | <i>35.1%</i> | <i>13.0%</i> | <i>5.2%</i> | <i>-0.8%</i> | <i>-3.6%</i> | <i>2.3%</i> |
| <i>90% Confidence Interval²</i> | <i>± 13.7</i> | <i>± 11.7</i> | <i>(X)</i> | <i>± 40.9</i> | <i>± 57.1</i> | <i>± 29.9</i> | <i>± 37.8</i> | <i>± 27.8</i> | <i>± 12.9</i> | <i>± 12.4</i> | <i>± 25.1</i> | <i>± 31.8</i> |
| <i>November 2009 from November 2008</i> | <i>-25.3%</i> | <i>-31.1%</i> | <i>(S)</i> | <i>-10.6%</i> | <i>0.9%</i> | <i>-25.8%</i> | <i>-29.1%</i> | <i>-28.7%</i> | <i>-26.6%</i> | <i>-35.3%</i> | <i>-30.8%</i> | <i>-25.8%</i> |
| <i>90% Confidence Interval²</i> | <i>± 10.1</i> | <i>± 8.2</i> | <i>(X)</i> | <i>± 28.1</i> | <i>± 45.6</i> | <i>± 26.6</i> | <i>± 18.0</i> | <i>± 15.3</i> | <i>± 11.6</i> | <i>± 9.6</i> | <i>± 16.0</i> | <i>± 19.6</i> |
| Not seasonally adjusted | | | | | | | | | | | | |
| 2007 | 1,502.8 | 1,218.4 | 31.4 | 253.0 | 144.8 | 104.6 | 222.7 | 188.6 | 766.1 | 631.5 | 369.3 | 293.8 |
| 2008 | 1,119.7 | 818.8 | 23.7 | 277.2 | 109.6 | 72.9 | 178.2 | 138.6 | 567.4 | 417.5 | 264.4 | 189.9 |
| RSE (%) | 2 | 2 | 10 | 4 | 5 | 5 | 4 | 3 | 3 | 3 | 2 | 3 |
| 2008: Year to Date | 1,021.9 | 752.5 | 21.7 | 247.7 | 98.3 | 66.5 | 166.0 | 129.9 | 518.3 | 382.8 | 239.3 | 173.3 |
| 2009: Year to Date | 717.5 | 467.9 | 12.6 | 237.0 | 86.3 | 46.8 | 105.3 | 78.5 | 354.5 | 235.0 | 171.5 | 107.6 |
| RSE (%) | 2 | 2 | 13 | 5 | 8 | 5 | 3 | 3 | 3 | 2 | 3 | 5 |
| <i>Year to Date Percent Change³</i> | <i>-29.8%</i> | <i>-37.8%</i> | <i>-41.9%</i> | <i>-4.3%</i> | <i>-12.2%</i> | <i>-29.6%</i> | <i>-36.6%</i> | <i>-39.6%</i> | <i>-31.6%</i> | <i>-38.6%</i> | <i>-28.3%</i> | <i>-37.9%</i> |
| <i>90% Confidence Interval²</i> | <i>± 2.9</i> | <i>± 2.1</i> | <i>± 14.0</i> | <i>± 10.1</i> | <i>± 12.2</i> | <i>± 8.0</i> | <i>± 4.8</i> | <i>± 3.9</i> | <i>± 5.1</i> | <i>± 3.2</i> | <i>± 4.1</i> | <i>± 4.4</i> |
| 2008: November | 91.5 | 66.8 | 1.6 | 23.1 | 9.4 | 6.1 | 16.2 | 11.9 | 43.3 | 33.3 | 22.5 | 15.5 |
| December | 97.8 | 66.3 | 2.0 | 29.5 | 11.4 | 6.4 | 12.3 | 8.7 | 49.0 | 34.7 | 25.1 | 16.6 |
| 2009: January | 54.7 | 39.0 | 0.5 | 15.1 | 6.2 | 3.4 | 8.0 | 6.2 | 27.8 | 21.1 | 12.6 | 8.4 |
| February | 56.5 | 36.4 | 0.9 | 19.1 | 6.9 | 3.3 | 7.8 | 6.3 | 26.9 | 19.0 | 14.8 | 7.8 |
| March | 62.1 | 41.3 | 1.1 | 19.7 | 4.8 | 3.6 | 8.3 | 6.9 | 32.2 | 20.3 | 16.8 | 10.5 |
| April | 65.5 | 41.3 | 1.2 | 23.0 | 10.9 | 4.4 | 9.1 | 6.4 | 31.7 | 22.0 | 13.8 | 8.5 |
| May | 68.1 | 41.1 | 0.9 | 26.1 | 6.7 | 4.2 | 10.0 | 6.8 | 35.0 | 21.9 | 16.4 | 8.2 |
| June | 70.3 | 44.4 | 1.0 | 24.9 | 9.4 | 3.6 | 10.3 | 7.3 | 34.3 | 22.7 | 16.4 | 10.8 |
| July | 66.4 | 41.1 | 1.2 | 24.2 | 8.6 | 4.9 | 9.4 | 6.3 | 31.4 | 19.9 | 17.0 | 10.0 |
| August | 73.9 | 44.5 | 1.7 | 27.8 | 6.3 | 3.9 | 11.9 | 8.9 | 41.3 | 22.1 | 14.5 | 9.6 |
| September ^f | 64.4 | 43.9 | 1.5 | 19.1 | 8.9 | 5.3 | 9.9 | 7.3 | 29.8 | 21.2 | 15.9 | 10.1 |
| October ^f | 66.8 | 48.3 | 1.3 | 17.2 | 8.7 | 6.1 | 8.8 | 7.3 | 32.1 | 23.0 | 17.1 | 11.8 |
| November^p | 68.8 | 46.6 | 1.3 | 20.9 | 9.0 | 4.2 | 11.8 | 8.7 | 31.9 | 21.8 | 16.1 | 12.0 |
| Average RSE (%) ¹ | 6 | 6 | 37 | 13 | 20 | 17 | 13 | 14 | 8 | 7 | 10 | 11 |

^pPreliminary. ^fRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable.

¹Average RSE for the latest 6-month period.

²See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

³Computed using unrounded data.